

**Note: The following case(s) is/are included in this ad.**  
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<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>05-352</u></a>	<a href="#"><u>HEMISPHERE ENTERPRISES L. L. C.</u></a>
<a href="#"><u>06-069</u></a>	<a href="#"><u>OCTAVIO MENDIZABAL &amp; LESLIE PEREZ-MENDIZABAL</u></a>
<a href="#"><u>06-086</u></a>	<a href="#"><u>JOSE L. DIAZ</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 9/18/06 TO THIS DATE:

HEARING NO. 06-9-VPB-1 (06-69)

35-55-40  
VPB  
Comm. Dist. 08

APPLICANTS: OCTAVIO MENDIZABAL & LESLIE PEREZ-MENDIZABAL

Applicants are requesting to waive the zoning regulations requiring Old Cutler Road to be 100' in width; to permit 35' of dedication (50' required) on the west side of Old Cutler Road.

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A boundary survey is on file and may be examined in the Zoning Department entitled "Boundary Survey," as prepared by Alvarez, Aiguesvives and Associates, Inc. and dated stamped received 3/7/06.

SUBJECT PROPERTY: That portion of Tract 1 of S. H. RICHMOND'S SURVEY of the SW ¼ of Section 35, Township 55 South, Range 40 East, Plat book 1, Page 67, lying NW/ly of the NW/ly Right-of-Way line of Ingraham Highway, less the north 161' thereof, all being more particularly described as follows:

Commencing at the southwest corner of the SW ¼ of said Section 35; thence N03°02'32"W along the west line of said Section 35 for 248.53' to a Point of intersection with the centerline of said Ingraham Highway; thence N28°42'41"E along the said center line of Ingraham Highway for 1,254.34'; thence N03°02'05"W for 66.52' to a point on the said NW/ly Right-of-Way line of Ingraham Highway, said point also being on the W/ly line of said Tract 1, said point also being the Point of beginning of the parcel herein described; thence from the above established Point of beginning continue N03°02'05"W along the said west line of Tract 1 for 349.81' to a point that is 161' south of, as measured at right angles to the north line of said Tract 1; thence N87°42'13"E along a line that is 161' south of and parallel with the said north line of Tract 1 for 214.74' to a Point of intersection with the aforesaid NW/ly Right-of-Way line of Ingraham Highway; thence S28°42'41"W along the said NW/ly Right-of-Way line of Ingraham Highway for 408.1' to the Point of beginning.

LOCATION: Approximately 161' south of S.W. 179 Street & west of Old Cutler Road, Village of Palmetto Bay, Florida.

SIZE OF PROPERTY: 1 Acre Gross

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

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THE FOLLOWING HEARING WAS DEFERRED FROM 9/18/06 TO THIS DATE:

HEARING NO. 06-9-VPB-2 (06-86)

34-55-40

VPB

Comm. Dist. 08

APPLICANT: JOSE L. DIAZ

Applicant is requesting to permit a residence setback 12'6" (25' required) from the side street (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Mr. and Mrs. Jose Diaz," as prepared by Jose I. Diaz, Architect, dated stamped received 5/10/06 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 1, LIVE OAK ESTATES, Plat book 135, Page 96.

LOCATION: 8592 S.W. 169 Terrace, Village of Palmetto Bay, Florida.

SIZE OF PROPERTY: 122.15' x 125'

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. gross)

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HEARING NO. 06-10-VPB-1 (05-352)

33-55-40  
VPB  
Comm. Dist. 08

APPLICANT: HEMISPHERE ENTERPRISES L. L. C.

AU to RU-1

SUBJECT PROPERTY: The north  $\frac{1}{2}$  of the east  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 33, Township 55 South, Range 40 East, subject, however to the road right-of-way of Richmond Drive, along the north side thereof, and subject, also to the reservation of the east 50' thereof, to be used for road purposes. AND: The east 100' of the west  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , Section 33, Township 55 South, Range 40 East, less the south 264' thereof.

LOCATION: The Southwest corner of S.W. 168 Street & S.W. 90 Avenue, Village of Palmetto Bay, Florida.

SIZE OF PROPERTY: 3.15 Net Acres

AU (Agricultural – Residential)  
RU-1 (Single-Family Residential)

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